

Town of Griffith
Board of Zoning Appeals
July 15, 2019

The Board of Zoning Appeals meeting was called to order at 6:00 p.m. by Chairman John Mowery with members Carl Kus, Tom Wichlinski, and Theresa Rivas. Also present was Town Attorney; Joe Svetanoff, Town Council Liaison; Larry Ballah, and Building Commissioner; Steve McDermott. Absent was Ray Elbaor.

Mr. Wichlinski asked the date on the previous secretarial claim is changed from January 24, 2019 to February 18, 2019. With that change, Mr. Wichlinski made a motion to approve the minutes from the June 17, 2019 meeting seconded by Mr. Kus. All favored, motion carried.

OLD BUSINESS

Item #1 Rosalinda Villarreal; intersection of Miller St. & Ernest Ave. (700, 710, 720) W. Miller St. Public Hearing on a Developmental Variance.

Mrs. Villarreal appeared before the Board. Mr. Mowery asked if all mailings and publications were in order. Attorney Svetanoff stated all legal requirements have been satisfied. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mrs. Villarreal stated she has purchased the properties with the intention of combining the three lots into 2. A Variance is needed on the length of the property. No remonstrators appeared before the Board. Mr. Wichlinski asked if there are three lots. Mrs. Villarreal stated there are. Mr. Wichlinski asked if the property abuts the bike trail. Mrs. Villarreal stated it does. Mr. Mowery then closed the Public Hearing portion of the meeting. ***Mr. Wichlinski made a motion granting a 20' Developmental Variance to Rosalinda Villarreal for the property located at Miller St. & Ernest seconded by Mr. Kus. All favored, motion carried.***

Item #2 Edward Dykstra, 214 S. Lindberg. Public Hearing on a Developmental Variance.

Mr. Dykstra appeared before the Board. Mr. Mowery asked if all mailings and publications were in order. Attorney Svetanoff stated all legal requirements have been satisfied. Mr. Mowery then opened up the Public Hearing portion of the meeting. Mr. Dykstra stated he would like to construct a storage building behind the existing building. The new building will be smaller than what is presently there. There was then discussion on setbacks requirements. No remonstrators appeared before the Board. Mr. Mowery then closed the Public Hearing portion of the meeting. Mr. Wichlinski asked if the existing building is 3' from the property line and the new building will be 10' from the property line. Mr. Dykstra stated that was correct. Mr. McDermott stated the ordinance requires a 30' side and rear yard setback. The variances needed are 22' north side, 3' south side, and 10' west side. ***Mr. Kus made a motion granting a 22' north side, 3' south side, and 10' west side Developmental Variance to Edward Dykstra for the property located at 214 S. Lindberg seconded by Mr. Wichlinski. All favored, motion carried.***

NEW BUSINESS

Item #1 New Supplies, 211 W. Main St. Requesting permission to advertise for a Public Hearing on a Developmental Variance.

Mr. Don Torrenza; Engineer, appeared before the Board on behalf of his client, New Supplies. Mr. Torrenza stated the petitioner is proposing to construct 3 new buildings. The buildings border the railroad on the south side and the bike trail on the east side. Mr. McDermott stated the property is zoned I2 which requires a 20' side/rear yard setback. Mr. McDermott stated he has spoken with Mr. Torrenza and Mr. Aurelio about the proposal. A variance may not be needed, but it was decided to place New Supplies on the BZA agenda as to not delay the project. If a variance will not be needed, the request can be withdrawn. ***Mr. Wichlinski made a motion granting New Supplies, 211 W. Main St. permission to advertise for a Public Hearing on a Developmental Variance seconded by Mrs. Rivas. All favored, motion carried.***

Item #2 Spark Learning Academy, 1190 Turnberry Rd. Requesting permission to advertise for a Public Hearing on a Use Variance to run a childcare/preschool out of the home.

The petitioner did not appear. Mr. McDermott stated the Building Department did speak with the petitioner. She was planning to appear. ***Mr. Kus made a motion to drop Spark Learning Academy, 1190 Turnberry Rd. from the agenda seconded by Mrs. Rivas. All favored, motion carried.***

COMMUNICATIONS

None

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meeting held June 17, 2019 in the amount of \$35.00 seconded by Mrs. Rivas. All favored, motion carried.

ADJOURNMENT

There being no further business to come before the Board of Zoning Appeals, a motion was made and seconded to adjourn. The meeting was adjourned at 6:20 p.m.

Respectfully Submitted



Tom Wichlinski, Secretary



Veronica L. Horka, Recording Secretary